

**South Los Angeles Industrial Tract BID
Board of Directors Meeting
June 10, 2014 at 11:00 am
655 E. Florence**

In Attendance: Duke Dulgarian, Steve Stone, Mark Whitman, Greg Goodman, Raleigh Waller, Matt Mullen, Oscar Avina, Susan Levi, Karina Ceja

- I. Call To Order
- II. Introductions
- III. Public Comments
- IV. Approval of Minutes- **Minutes approved by Goodman/Mullen unanimous.**
- V. Security Update- Levi informed the Board that she included a comparison of incident reports from January through May in the meeting package. Captain Avina makes security report: Graffiti on Stanford and Florence has gone down once people noticed there was a camera there, there is one street light pole knocked down, a woman was kidnapped on March 24th in a U-HAUL truck; two male Hispanics are suspect, a few people fell asleep while driving and crashed on Florence fence, this morning a man was hit by a car on Gage and Avalon, BID tenants are illegally dumping their trash outside their businesses for Clean & Green and Los Angeles Conservation Corps to clean up, and a few reports of tenants leaving without paying their rent. Mullen asked if gang activity was up in the area. Avina explained that some of the gangs are extorting the local businesses. Waller asked if the area is starting to be invaded. Goodman questioned if the presence of the BID Security is not known. Avina assured them it is known and explained that some of these individuals are fresh out of prison and do not know things are different. Most of them talk to Avina because they recognize him as the Captain. He knows who they are and keeps an eye on them, but for the most part they don't engage with him.
 - a. Security Cameras- Dulgarian opened with sharing how important this component is to him and the BID. He stated that everyone in the BID pays their fair share of this and they should be entitled to receive coverage in their area. Dulgarian stressed that this is something that should get fixed as soon as possible. Levi stated that Smartwave gets paid \$4,500 a month for maintenance, however she has seen that whenever cameras are down its been Captain Avina who has been the one responsible to check cameras and their response time is slow. Smartwave put together two proposals; one for a minor upgrade of obsolete equipment and the other for a complete replacement. Levi asked the Board is she could ask Metro Video Systems for an estimate. Metro Video Systems is the vendor at Hollywood Media District (HMD) and they work with LAPD to help monitor the cameras. Levi stated that it may behoove us to consider to upgrade the whole system. She recommends upgrading the system and keeping what still works. Dulgarian asked if Metro Video Systems is local. Levi informed him that Metro Video Systems is a local company located in Torrance. Levi's only concern is that Metro may not be capable of working a large system like the one SLAIT has. Metro is also much more expensive, since they charge \$10,000 a month for HMD. Dulgarian asked what our contract is with Smartwave. She stated they have a 30 day cancellation policy. Dulgarian

suggested that Levi get a couple of companies out to look at the camera system. Mullen suggested that they repair as needed and replace as needed.

Motion to get 2 more bids that propose both a repair and a replacement plan by Mullen/ Goodman unanimous.

- VI. Update on Meeting with Councilmember Price and staff- Dulgarian informed the Board that Councilmember Price generally wants to see the area improved. They have been discussing a lot of things with the Chief of Staff. He came down to visit the Tract and he is asking the BID how much we can contribute to potential projects. One of the things that was discussed is parking. Dulgarian suggested parking on Gage in the center median. The Council office proposed renting a section of the post office, fence it off and use it for parking. They also discussed restriping the post office parking lot, adding foliage and landscaping to the Gage Median. Another idea was to get General Electric to rent out space for parking but it seemed like that would be too far off. Mullen stated that the post office parking sounds great. Stone added that parking on the curb is not enough space. Dulgarian mentioned that Internet connection in the Tract was also discussed but did not look like something that would be priority. Stone informed that Board that Rob Katherman, the Chief of Staff, is responsive and if the Board can come up with something else they can send it over to the Council office. Stone feels the City is looking for something they can really invest in.
- VII. BID Renewal Consultant- Levi stated that because of the Arts District lawsuit the City Attorney's office has elongated the process of renewal. Levi contacted three different consultants. Her recommendation is for Ed Henning because she has been working with him for 18 years. **Motion to move forward with Ed Henning as the renewal consultant by Waller/Stone unanimous.**
- VIII. Assembly Bill 2618
 - a. Financial Support to LA BID Consortium and Statewide effort to amend California PBID law to address general vs. special benefits. Levi informed the Board that the State is trying to amend PBID law and is asking for BID's to support this effort. Stone stated that it's okay if it helps fight a bigger battle. **Motion to give \$500 to LA BID Consortium by Stone/Mullen unanimous.**
- IX. Annual CPI Assessment Increase for 2015- **Motion to not increase CPI by Goodman/Stone unanimous.**
- X. Next Meeting Date – Tuesday, July 15, 2014 if necessary
- XI. Adjourn- 12:17 pm